

Lytham Road

Clarendon Park, Leicester, LE2 1YD

Asking Price: £285,000



Oliver Rayns
ESTATE AGENTS



- Original Victorian Flooring
- Full Electrical Rewire
- Two Double Bedrooms
- Two Generous Reception Rooms
- Full Refurbishment Throughout
- Retaining Characterful Features
- Four Piece Bathroom Suite
- Integrated Modern Appliances
- Fashionable Location Of Clarendon Park

A beautifully restored two-bedroom Victorian terraced home in the heart of Clarendon Park, combining original period features with a stunning modern refurbishment. The property also benefits from a tranquil, landscaped garden.



Exuding elegant charm with delightful original Victorian character features, this two-bedroom terraced house presents an exciting opportunity to secure your ideal first or second home in Clarendon Park. Completely refurbished by the current owners, including a full re-wire and installation of an Ideal combi-boiler, yet retaining an abundance of period features, this amazing property offers extensive floor space with wonderfully high ceilings, beautiful windows and decoratively tiled floors. A well-considered contemporary colour palette complements superb wood flooring and with its instant kerb appeal, plus a lovely sunny garden, this is a house not to be missed.

Entry is through an impressive triple-glazed front door with Banham locks and featuring attractive stained glass windows, into a long entrance hall with a fabulous original Victorian tiled floor. Taking centre stage in the elegant living room is a stunning fireplace with its original backplate, decorative tiles on either side, a hearth and a cast iron fire. Further down the hall, the wood stairs with a unique runner leading to the first floor is on the right-hand side. As you step into the superb and bright dining room, an open fireplace with surround grabs your attention.

The outstanding and light galley kitchen room is at the rear of the property with a double-glazed door that draws the outside in, and offers charming views over the garden. Beautifully blending modern amenities with a statement Country style, on one side is a built-in double oven with an enamel sink beneath the side window, while on the left is a halogen hob with an extractor hood above. There is an ample range of eye-level wall and base units with wooden work surfaces, part-tiled walls and a range of integrated appliances.

A first-floor galleried landing opens to two well-appointed double bedrooms, one of which features a delightful fireplace alcove, while both have ample room for freestanding furniture. The simply sumptuous bathroom is splendid and is beautifully enhanced with a traditional Victorian-themed four-piece suite. An impressive patterned floor covering is complemented by stylish part-tiled walls. Central to the room is the impressive freestanding white and navy blue slipper bath sitting beneath the window, a heated towel rail and there is a spacious walk-in shower cubicle with a glass door.

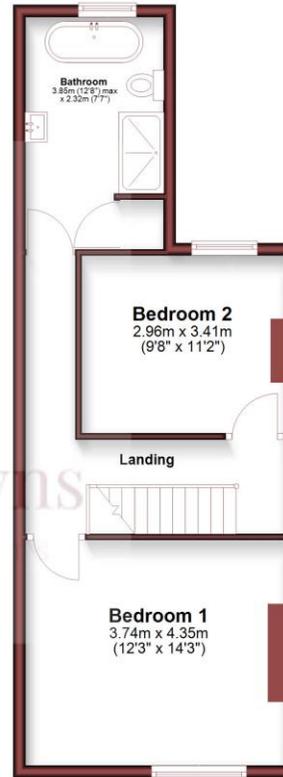
Outside, a wonderfully sunny and deceptively spacious rear garden, which is bordered by brick walls with slatted walls atop, is enriched by a selection of trees which provide a soft, dappled light and shade through summer. An expansive paved terrace, positioned at the front of the garden, offers plenty of room for a table and seating while two steps lead up onto the lawn.



Ground Floor
Approx. 40.9 sq. metres (440.7 sq. feet)



First Floor
Approx. 46.0 sq. metres (494.9 sq. feet)



Total area: approx. 86.9 sq. metres (935.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.

Plan produced using PlanUp.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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